

# \$258,000 - 4819 45 Street, Rocky Mountain House

MLS® #A2232570

**\$258,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

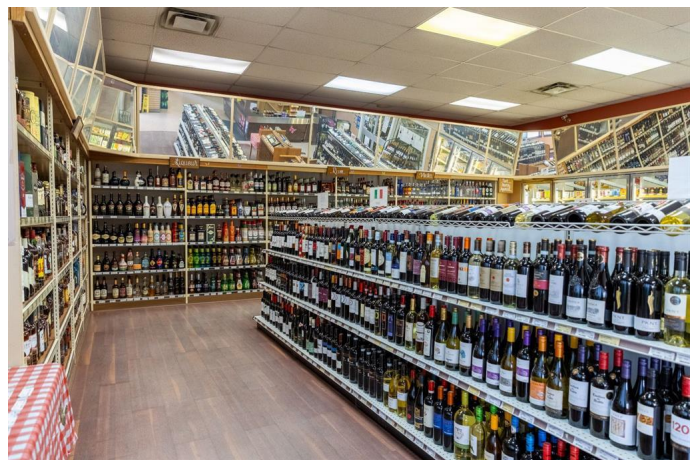
NONE, Rocky Mountain House, Alberta

This established turn-key business is strategically located adjacent to a busy highway (Hwy 11) and within a hotel complex, ensuring maximum visibility, parking, and foot traffic. A well established liquor store with a remarkable inventory that sets it apart in the market; with impressive variety and quantity of products, catering to a diverse clientele, local residents, visitors and the hotel guests, an already established customer base and loyal clientele. With a solid reputation in the community and established relationships with suppliers, this is not just a retail operation, it's a thriving business ready for new ownership to take it to the next level. Strong sales performance, consistent profitability, and growth potential make this a desirable opportunity to own a successful business with a strong foundation. Inventory is estimated at \$235,000 and is separate from sale price.

Built in 1993

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2232570   |
| Price      | \$258,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1993       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |



## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4819 45 Street       |
| Subdivision | NONE                 |
| City        | Rocky Mountain House |
| County      | Clearwater County    |
| Province    | Alberta              |
| Postal Code | T4T1A9               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 152             |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Maxwell Real Estate Solutions Ltd. |
|----------------|------------------------------------|

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